



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, JUNE 4, 2013
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO. _____, 2013, AN ORDINANCE AMENDING THE COLUMBUS AIRPARK FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN." (Airpark PUD Modification). Jeff Bergman.
- B. Second Reading of an Ordinance entitled "ORDINANCE NO. _____, 2013, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATIONS OF FUNDS FOR THE BUDGET YEAR 2013." Jeff Logston.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. _____, 2013, RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Lindal North America, Inc.) Chris Schilling.
- B. Reading of a Resolution entitled "RESOLUTION NO. _____, 2013, RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Rightway Fasteners, Inc.) Chris Schilling.

- C. Reading of a Resolution entitled “RESOLUTION NO._____, 2013, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, AMENDING THE DESIGNATION OF SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE 2013 CAPITAL BUDGET.” Jeff Logston.
- D. Public Hearing and First Reading of an Ordinance entitled “ORDINANCE NO._____, 2013, AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF A CUMULATIVE CAPITAL DEVELOPMENT FUND PURSUANT TO INDIANA CODE 36-9-15.5.” Jeff Logston.
- E. Initial Compliance Determination regarding “City of Columbus, Indiana Investment and Job Creation/Retention Agreement” with NuSun. Jeff Logston.

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. Discussion Items:
 - 1.) Ethics Resolution – Tim Shuffett
 - 2.) Airsoft and BB/pellet guns – Jeff Logston & Jason Maddix
 - 3.) Rainy Day Fund Transfer – Jeff Logston
 - 4.) Parks Non-Reverting Fund-Appropriation through Council Budget Process - Mayor Brown
- C. Next regular meeting is scheduled for **Tuesday, June 18, 2013 at 6:00 o’clock P.M. in City Hall.**
- D. Adjournment.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: May 14, 2013

RE: *PUD-MM-13-01 (Columbus AirPark Final PUD Major Modification)*

At its May 8, 2013 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 7 in favor and 0 opposed.

The Columbus Board of Aviation is proposing a series of major modifications to the requirements of the Columbus AirPark Planned Unit Development Final Plan. Please recall that the PUD is a tool by which a property owner, the Plan Commission, and the City Council negotiate a unique set of zoning regulations that apply to a property. The AirPark PUD was originally established in 2008. The currently proposed revisions all relate to (1) the addition of student housing as a permitted use in specific AirPark locations, (2) the expansion of the area where limited retail uses would be permitted, and (3) a correction to address the existing community garden at the AirPark.

The Plan Commission held an extensive discussion on this request and worked with the Airport Board to address issues related to parking for student housing; pedestrian connections between the campus, retail areas, and student housing; and buffering for locations where the student housing could conflict with light industrial operations. The full extent of the changes to the PUD are documented by the enclosed ordinance approving the modifications.

A large number of people spoke at the Plan Commission public hearing on this matter. Most of the speakers were associated with the higher education institutions at the AirPark and were in favor of the proposed changes to the PUD. However, one nearby resident spoke in opposition to the student housing and expressed concern about rowdy behavior of students generally and the possible negative effects on property values in the neighborhood.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the PUD modifications,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report,
4. a surrounding zoning map,
5. the existing and proposed development plan summary drawings for the AirPark indicating the proposed changes, and
6. the schedule of uses from the AirPark PUD showing the proposed modifications.

Please see <http://www.columbus.in.gov/planning/zoning/#columbus> for the current, complete AirPark Final PUD document. Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2012

**AN ORDINANCE AMENDING THE COLUMBUS AIRPARK
FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN**

**To be known as the: Columbus Airpark PUD Modification
(Student Housing, Community Garden, and Limited retail Area Expansion)
Plan Commission Case No.: PUD-MM-13-01**

WHEREAS, the Columbus Airpark Planned Unit Development (PUD) was established by the Columbus Common Council on December 2, 2008 through Ordinance 44, 2008; and

WHEREAS, this modification to the PUD was requested by the Columbus Board of Aviation Commissions which is the owner of the subject property; and

WHEREAS, the Columbus Plan Commission did, on May 8, 2013, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 5.4(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Columbus Airpark PUD Modified

The Columbus Airpark Final PUD Plan modification regarding student housing, a community garden, and an expansion of the limited retail area is approved as detailed below:

- 1) Section V(B)(1) "Permitted & Conditional Uses" is amended as follows:
 - a) A definition of "Student Housing" is added that reads as follows: Multi-tenant, shared common space housing that is transient in nature via short-term (less than 1 year) leases. The student housing shall be limited to either (1) students enrolled at IUPUC, Ivy Tech – Columbus, or some other institution of higher education located primarily at the Columbus Airpark or (2) students enrolled at other institutions of higher learning and participating in internships or other work study programs with an employer located in the City of Columbus. Student housing may include common resident meeting space, a student welcome space, recreation and fitness facilities, laundry facilities, entertainment lounges and rooms, computer and study labs, and other similar support facilities for the exclusive use of student housing residents.
 - b) A definition of "Community Garden" is added that reads as follows: A location where a government agency, neighborhood association, church group, or other entity offers seasonal garden plots or a common garden area for use by the public to grow fruits and vegetables for their individual household and/or community use. The term community garden includes associated parking areas, tool sheds, and water supplies, but not the sale or distribution of the items grown on site.
 - c) The definitions are reorganized as appropriate so that all existing and new definitions are provided in alphabetical order.
- 2) Table 2 "Schedule of Uses" is amended as follows:
 - a) "Student Housing" is added as a use under the Educational heading and indicated as "P*" in the Education / Life Sciences Center.
 - b) "Community Garden" is added as a use under the Other heading and indicated as "P*" in the Air Plex Commerce Center.

- c) The Limited Retail Facilities "Coffee Shop", "Convenience Market", and "Restaurants" are indicated as "C*" in the Info Tech Park. The "*" symbol is also added for all Table 2 listings of Limited Retail Facilities.
 - d) A note is added indicating "** Where specifically indicated on the Development Plan. See also any supplemental development standards for specific uses provided by Section V(B)(7)."
- 3) The Development Plan is amended to alter the boundary between the Education / Life Sciences Center and the Ray Boll Commerce Center and add specific locations eligible for additional Limited Retail, Student Housing, and Community Garden as indicated by the attached exhibit (which is attached to and made a part of this resolution).
- 4) Section V(B)(7) is added and reads as follows:

Supplemental Standards for Specific Uses: In addition to the development standards provided for all uses by this Columbus Airpark PUD, the following supplemental standards shall apply to the development and operation of specific uses as listed below:

- a. Student Housing
 - i. On-site parking shall be provided at a minimum of 1 space per bed.
 - ii. An 8 foot wide paved side path shall connect any student housing with other area paths and the higher education campus via (1) the existing side path at the northeast corner of the intersection of Ray Boll Boulevard and Poshard Drive, (2) the existing side path on the west side of Kelly Street (via Poshard Drive and Kelly Street), and (3) the existing side path located between Ivy Tech's Poling Hall and Harrison College (via Poshard Drive). Such side paths shall be separated from all adjacent street pavement (including shoulders) by a "tree lawn" area that is a minimum of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any student housing developments and shall be 100% complete prior to occupancy of any student housing.
 - iii. An 8 foot wide paved side path shall connect any student housing with any existing retail uses. Such side paths shall be separated from all adjacent street pavement (including shoulders) by a "tree lawn" area that is a minimum of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any student housing developments and shall be 100% complete prior to occupancy of any student housing.
 - iv. A buffer yard of 25 feet in width, in addition to the required setback, shall be provided between any student housing facilities and the lots in the Ray Boll Commerce Center. The buffer shall be provided in its entirety on the lot containing the student housing and shall consist of a minimum 6-foot tall fence or wall and landscaping that is designed, installed, and maintained consistent with that of other required Airpark buffers. The buffer yard shall be installed in its entirety on a lot by lot basis as student housing is completed on each lot and shall be 100% complete prior to occupancy of the student housing.
- b. Limited Retail: An 8 foot wide paved side path shall connect any limited retail uses to both the higher education campus and all existing student housing facilities. Such side paths shall be separated from all adjacent street pavement by a "tree lawn" area that is a minimum of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any limited retail developments and shall be 100% complete prior to occupancy of any limited retail uses.

- 5) Section V(F)(2) is amended to separate the buffer berm and planting requirements into separate areas of text and specify that the planting requirements apply to all buffers and, therefore, to read as follows:

A landscape berm, with a minimum height of five (5) feet, shall be provided within and along the entire length of a fifty (50) foot greenway buffer, or a sixty (60) foot greenway buffer. Said berm shall be visually continuous, although it does not need to be entirely connected. The maximum slope for the berm shall be 3:1, or three (3) feet of width for every one (1) foot of berm height. The berm shall be constructed with adequate ground cover to prevent erosion. The following are the minimum planting requirements for each one hundred (100) linear feet of landscape buffer, for all buffers. For any buffers that include a berm, all required plantings shall be provided on the berm, or within five (5) feet of the toe of the berm slope.

- a. Five (5) medium deciduous trees; or
- b. Three (3) medium deciduous trees and three (3) small deciduous trees and/or ornamental trees; or
- c. Three (3) medium deciduous trees and ten (10) deciduous shrubs; or
- d. Three (3) medium deciduous trees, two (2) small deciduous trees and/or ornamental trees, and four (4) deciduous shrubs.

SECTION 2: Repealer

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

SECTION 3: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 4: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2013 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2013 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: PUD-MM-13-01

of the City of Columbus, Indiana Plan Commission

regarding

Case number PUD-MM-13-01

[Columbus Airpark PUD Modification

(student housing, community garden, and expanded retail use area)],

a proposal to modify the Columbus Airpark Planned Unit Development

WHEREAS, the Plan Commission has received the application referenced above from the Columbus Board of Aviation Commissioners; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the request; and

WHEREAS, the Plan Commission did, on May 8, 2013, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 5.4(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The request to modify the Columbus Airpark Final PUD as described below is forwarded to the Common Council with a favorable recommendation:
 - a) Section V(B)(1) "Permitted & Conditional Uses" is amended as follows:
 - i. A definition of "Student Housing" is added that reads as follows: Multi-tenant, shared common space housing that is transient in nature via short-term (less than 1 year) leases. The student housing shall be limited to either (1) students enrolled at IUPUC, Ivy Tech – Columbus, or some other institution of higher education located primarily at the Columbus Airpark or (2) students enrolled at other institutions of higher learning and participating in internships or other work study programs with an employer located in the City of Columbus. Student housing may include common resident meeting space, a student welcome space, recreation and fitness facilities, laundry facilities, entertainment lounges and rooms, computer and study labs, and other similar support facilities for the exclusive use of student housing residents.
 - ii. A definition of "Community Garden" is added that reads as follows: A location where a government agency, neighborhood association, church group, or other entity offers seasonal garden plots or a common garden area for use by the public to grow fruits and vegetables for their individual household and/or community use. The term community garden includes associated parking areas, tool sheds, and water supplies, but not the sale or distribution of the items grown on site.
 - iii. The definitions are reorganized as appropriate so that all existing and new definitions are provided in alphabetical order.
 - b) Table 2 "Schedule of Uses" is amended as follows:
 - i. "Student Housing" is added as a use under the Educational heading and indicated as "P*" in the Education / Life Sciences Center.

- ii. "Community Garden" is added as a use under the Other heading and indicated as "P*" in the Air Plex Commerce Center.
 - iii. The Limited Retail Facilities "Coffee Shop", "Convenience Market", and "Restaurants" are indicated as "C*" in the Info Tech Park. The "*" symbol is also added for all Table 2 listings of Limited Retail Facilities.
 - iv. A note is added indicating "*" Where specifically indicated on the Development Plan. See also any supplemental development standards for specific uses provided by Section V(B)(7)."
- c) The Development Plan is amended to alter the boundary between the Education / Life Sciences Center and the Ray Boll Commerce Center and add specific locations eligible for additional Limited Retail, Student Housing, and Community Garden as indicated by the attached exhibit (which is attached to and made a part of this resolution).
- d) Section V(B)(7) is added and reads as follows:
 Supplemental Standards for Specific Uses: In addition to the development standards provided for all uses by this Columbus Airpark PUD, the following supplemental standards shall apply to the development and operation of specific uses as listed below:
 - a. Student Housing
 - i. On-site parking shall be provided at a minimum of 1 space per bed.
 - ii. An 8 foot wide paved side path shall connect any student housing with other area paths and the higher education campus via (1) the existing side path at the northeast corner of the intersection of Ray Boll Boulevard and Poshard Drive, (2) the existing side path on the west side of Kelly Street (via Poshard Drive and Kelly Street), and (3) the existing side path located between Ivy Tech's Poling Hall and Harrison College (via Poshard Drive). Such side paths shall be separated from all adjacent street pavement (including shoulders) by a "tree lawn" area that is a minimum of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any student housing developments and shall be 100% complete prior to occupancy of any student housing.
 - iii. An 8 foot wide paved side path shall connect any student housing with any existing retail uses. Such side paths shall be separated from all adjacent street pavement (including shoulders) by a "tree lawn" area that is a minimum of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any student housing developments and shall be 100% complete prior to occupancy of any student housing.
 - iv. A buffer yard of 25 feet in width, in addition to the required setback, shall be provided between any student housing facilities and the lots in the Ray Boll Commerce Center. The buffer shall be provided in its entirety on the lot containing the student housing and shall consist of a minimum 6-foot tall fence or wall and landscaping that is designed, installed, and maintained consistent with that of other required Airpark buffers. The buffer yard shall be installed in its entirety on a lot by lot basis as student housing is completed on each lot and shall be 100% complete prior to occupancy of the student housing.
 - b. Limited Retail: An 8 foot wide paved side path shall connect any limited retail uses to both the higher education campus and all existing student housing facilities.

Such side paths shall be separated from all adjacent street pavement by a "tree lawn" area that is a minimum of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any limited retail developments and shall be 100% complete prior to occupancy of any limited retail uses.

- e) Section V(F)(2) is amended to separate the buffer berm and planting requirements into separate areas of text and specify that the planting requirements apply to all buffers and, therefore, to read as follows:

A landscape berm, with a minimum height of five (5) feet, shall be provided within and along the entire length of a fifty (50) foot greenway buffer, or a sixty (60) foot greenway buffer. Said berm shall be visually continuous, although it does not need to be entirely connected. The maximum slope for the berm shall be 3:1, or three (3) feet of width for every one (1) foot of berm height. The berm shall be constructed with adequate ground cover to prevent erosion. The following are the minimum planting requirements for each one hundred (100) linear feet of landscape buffer, for all buffers. For any buffers that include a berm, all required plantings shall be provided on the berm, or within five (5) feet of the toe of the berm slope.

- a. Five (5) medium deciduous trees; or
- b. Three (3) medium deciduous trees and three (3) small deciduous trees and/or ornamental trees; or
- c. Three (3) medium deciduous trees and ten (10) deciduous shrubs; or
- d. Three (3) medium deciduous trees, two (2) small deciduous trees and/or ornamental trees, and four (4) deciduous shrubs.

- 2) This resolution shall serve as the certification required for such Final PUD modifications by Columbus & Bartholomew County Zoning Ordinance Section 5.4(E)(5).

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 8th DAY OF MAY 2013
BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED.**

Signed Resolution on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Resolution on File in the Planning Department

David L. Hayward, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (May 8, 2013 Meeting)

Docket No. / Project Title: PUDF-13-01 (Columbus AirPark)
Staff: Thom Weintraut

Applicant: Columbus Board of Aviation Commissioners
Property Size: 472.69 Acres
Current Zoning: PUD (Planned Unit Development)
Proposed Zoning: PUD (Planned Unit Development)
Location: The Columbus AirPark PUD consists of the non-aviation land of the Columbus Municipal Airport, which is generally located between Arnold Street (North), Poshard Drive (East), Chapa Drive (South), and River Road (West).

Background Summary:

The Columbus AirPark Planned Unit Development was adopted by the Columbus City Council through Ordinance Number 44, 2008 on December 2, 2008. The AirPark PUD provides a unique set of zoning standards specifically for the unique circumstances and development proposed on the non-aviation portions of the Columbus Municipal Airport.

The Board of Aviation Commissioners has identified a need to provide a location for student housing for the post-secondary institutions located in the AirPark. The area proposed for student housing is located on the east and west sides of Ray Boll Boulevard between Chappa and Poshard Drives. In addition, the Airport Board is requesting a change to allow limited retail facilities as a conditional use in the InfoTech Park area along the frontage of the west side of Central Avenue south of the Hospital Data Center and to add community garden to the list of permitted uses for a specific location in the AirPlex Commerce Center area located on the south side of Cessna Drive adjacent to the Northbrook Subdivision (where the Columbus Community Garden is currently located).

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is student housing an appropriate use at the Columbus Airpark?
2. What development standards, such as parking, are appropriate for a student housing facility?
3. What pedestrian connections are appropriate/necessary to serve the student housing and added retail locations?
4. Should there be a buffering requirement between the student housing and properties that are used for industrial purposes?

Preliminary Staff Recommendation & Comments:

Favorable recommendation to the City Council subject to the following conditions:

1. The Education/Life Sciences Center will be extended to those lots fronting on the east side of Ray Boll Boulevard (where the student housing is proposed).

2. The definition of student housing shall read as follows: Multi-tenant, shared common space housing that is transient in nature via short-term (less than 1 year) leases. The student housing shall be limited to either (1) students enrolled at IUPUC, Ivy Tech – Columbus, or some other institution of higher education located primarily at the Columbus AirPark or (2) students enrolled at other institutions of higher learning and participating in internships or other work study programs with an employer located in the City of Columbus. Student housing may include common resident meeting space, a student welcome space, recreation and fitness facilities, laundry facilities, entertainment lounges and rooms, computer and study labs, and other similar support facilities for the exclusive use of student housing residents.
3. The following supplemental development standards shall apply to student housing:
 - a. On-site parking shall be provided at a minimum of 1 space per bed. All other aspects of the parking (dimensions, etc.) shall comply with the standards of the PUD and the Columbus Zoning Ordinance (by reference).
 - b. An 8 foot wide side path shall connect any student housing with (1) the existing side path at the north east corner of the intersection of Ray Boll Boulevard and Poshard Drive, (2) the existing side path on the west side of Kelly Street (via Poshard Drive and Kelly Street) and (3) the existing path located between Ivy Tech's Poling Hall and Harrison College (via Poshard Drive). Such side paths shall be separated from all adjacent street pavement by a "tree lawn" area that is a minimum of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any student housing developments and shall be 100% complete prior to occupancy of any student housing.
 - c. A buffer yard of 25 feet in addition to the required setback shall be provided between any student housing facilities and the Ray Boll Commerce Center. The buffer shall consist of a wall or fence with no overlap of tree canopies at full maturity and plantings shall provide a break every twenty (20) feet for a minimum distance of eight (8) feet in order to prevent the creation of a wildlife corridor. The plant material shall exclude any plants listed on the prohibited plant materials list of the AirPark PUD Section E. Installation and maintenance of the landscaping material shall meet the requirements of the AirPark PUD Section E. The buffer yard shall be installed in its entirety on a lot by lot basis as student housing is completed on these lots and shall be 100% complete prior to occupancy of the student housing.
4. The definition of "Community Garden" shall match that provided by the Columbus Zoning Ordinance and shall read as follows: a location where a government agency, neighborhood association, church group, or other entity offers seasonal garden plots or a common garden area for use by the public to grow fruits and vegetables for their individual household and/or community use. The term community garden includes associated parking areas, tool sheds, and water supplies, but not the sale or distribution of the items grown on site.
5. An 8 foot wide side path shall connect any limited retail uses to both the higher education campus and all student housing facilities. Such side paths shall be separated from all adjacent street pavement by a "tree lawn" area that is a minimum of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any limited retail developments and shall be 100% complete prior to occupancy of any limited retail uses.

Plan Commission Options:

In reviewing a request for a Preliminary PUD the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to a future Plan Commission meeting. The Plan Commission may attach conditions to any recommendation which are to become written commitments of the applicant. The City Council makes all final decisions regarding Preliminary PUD applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering any Final PUD applications:

The extent to which the proposal is consistent with the approved Preliminary PUD Plan.

Preliminary Staff Comments: The Preliminary Airpark PUD Plan establishes both an expanded higher education campus and limited retail to serve that campus as basic components of the concept for the PUD. It does not stand in opposition to any aspect of the current proposal.

The extent to which the proposal fulfills the requirements and intent of the City's PUD provisions.

Preliminary Staff Comments: Through the current proposal the Columbus Airpark remains a unique location with a unique development program and it therefore is consistent with the intent for PUD districts.

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan encourages housing diversity with regards to size, types, price and locations within the community. In addition the Plan promotes the continued desirability of the Columbus Municipal Airport as an area for educational facilities and related uses. The community garden provides benefit to members of the community who want to grow fruits and vegetables but do not have access to gardening space elsewhere.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The proposed modifications are consistent with the growth and evolution of the higher education campus location within the Airpark. The proximity of student housing will provide options for students to reside closer to their respective schools. The addition of limited retail facilities to the west side of Central Avenue will provide opportunities to support the campus area. The general character of the Airpark where the proposed student housing will be located is large lot, corporate, healthcare, or educational campus style in development.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The continued support and growth of the area of the Educational/Life Sciences Center is a desirable land use and adding student housing and limited retail facilities to the InfoTech Park area will help to support the needs of the education institutions. The community garden provides a service to the residents of the City of Columbus and is an appropriate use for the area since it is near residential properties and located away from more developed portions of the AirPark.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The continued support and growth of the area of the Educational/Life Sciences Center is desirable and adding student housing and limited retail facilities to the InfoTech Park area will help to support the needs of the education institutions. The community garden provides a service to the residents of the City of Columbus and is an appropriate use for the area since it is near residential properties and located away from more developed portions of the AirPark.

Responsible growth and development.

Preliminary Staff Comments: The proposed modifications promote responsible growth and development because they complement the educational facilities nearby. The addition of student housing will provide opportunities for students to utilize the campus without having long commuting times and reduce the reliance for automobile use. The continued use of an undeveloped portion of the Airpark for a community garden provides additional resources to the community within a residential area.

Current Property Information:	
Land Use:	Certified Technology Park, Agriculture, Residential, Public, Institutional, Commercial, Industrial, Park and Open Space, and Vacant Land.

Site Features:	There are not streams and very little tree cover within the area. The site contains various college and university buildings, office buildings, light industrial manufacturing facilities, and residential health care facilities.
Flood Hazards:	The PUD does not contain any areas within a flood hazard area.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The PUD is in the Airport Hazard Area. The areas proposed for residential use are outside of the Approach Zone.
Vehicle Access:	The property within the PUD has access via several streets: Central Avenue, Poshard Drive, Marr Road, and River Road, which are all classified as Suburban Arterial Streets and Middle Road which is a Suburban Collector. The PUD is also served by various interior streets which are classified as locals.

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	P (Public/Semi-Public)	Airport and Agriculture (Crop Production)
South:	P (Public/Semi-Public), RT (Residential: Two-Family), RHM (Residential: Manufactured Home Park), RS3 (Residential: Single-Family) I2 (Industrial: General)	Single-family, Two-family, and Multi-family Residential, Manufactured Home Park, Soccer Fields, Industrial, and a Worship Facility
East:	RS4 (Residential: Single-Family), AP (Agriculture: Preferred)	Single-family Residential and Agriculture (Crop Production)
West:	RS2 (Residential: Single-Family)	Single-family Residential

History of this Location:

The relevant history of this property includes the following:

1. The Preliminary PUD Plan for the Columbus AirPark was approved by the Columbus City Council on May 7, 2008.
2. The Final PUD Plan and Rezoning (which finalized the Columbus AirPark PUD) was adopted by the Columbus City Council as Ordinance Number 44, 2008 on December 2, 2008.
3. On March 1, 2011 the City Council adopted Ordinance Number 5, 2011 that amended the PUD parking requirements to allow the occupants of the higher-education campus to participate in an off-site parking arrangement by which parking spaces are calculated based on a shared campus area as a whole, rather than separately for each lot.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Special Use.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Goal D-1:** Develop new housing where adequate public services can be provided economically.
2. **Policy D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
3. **Policy D-1-3:** Encourage development adjacent to already developed areas.

4. **Goal D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges within the community.
5. **Policy D-2-2:** Allow for various housing types.

The following goal(s) and policy(ies) apply to the Columbus Municipal Airport area:

1. **Goal J-5:** Ensure the continued desirability of the airport area as a location for aviation and for small-to-medium sized enterprises, including high-technology companies, educational institutions, health care facilities, offices, and other similar uses.
2. **Policy J-5-5:** Maintain and support the existing post-secondary educational facilities at the airport.
3. **Policy J-5-7:** Within the airport, restrict retail and similar commercial development to that which will support the desired activities.

This property is located in the Columbus Municipal Airport character area. The following Planning Principle(s) apply to this application:

1. Agriculture use should continue in the areas not designated for other uses.
2. Structures should be low rise.
3. Significant areas of open space should be preserved.
4. A pedestrian circulation system should be developed.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The Preliminary PUD did not include multi-family residential as a permitted use and therefore no developments standards pertaining to residential density, buffering, or parking were included. Below is a comparison of the RM (Residential Multi-Family) standards and the Airpark Standards for the Educational/Life Sciences Center.

RM Zoning District Standards	Education/Life Sciences Standards
Maximum Gross Density: 25 Dwelling units per Acre	None.
Minimum Lot Area: Residential Use: 1,500 sq. ft. per dwelling unit (with a minimum of 6,000 sq. ft. if fewer than 4 units. Maximum Lot Area: None	Minimum Lot Area: 55,000 sq. ft. Maximum Lot Area: None
Maximum Lot Width: 50 feet.	Maximum Lot Width: 200 feet.
Maximum Lot Depth: None	Maximum Lot Depth: None
Minimum Lot Frontage: 50 feet	Minimum Lot Frontage: 100 feet.
Maximum Lot Coverage: 65%	Maximum Lot Coverage: 50%
Minimum Front Setbacks: <ul style="list-style-type: none"> • Arterial Streets – 10 feet • Collector Street – 10 feet 	Minimum Front Setbacks: <ul style="list-style-type: none"> • Arterial Streets – 10 feet • Collector Street – 10 feet

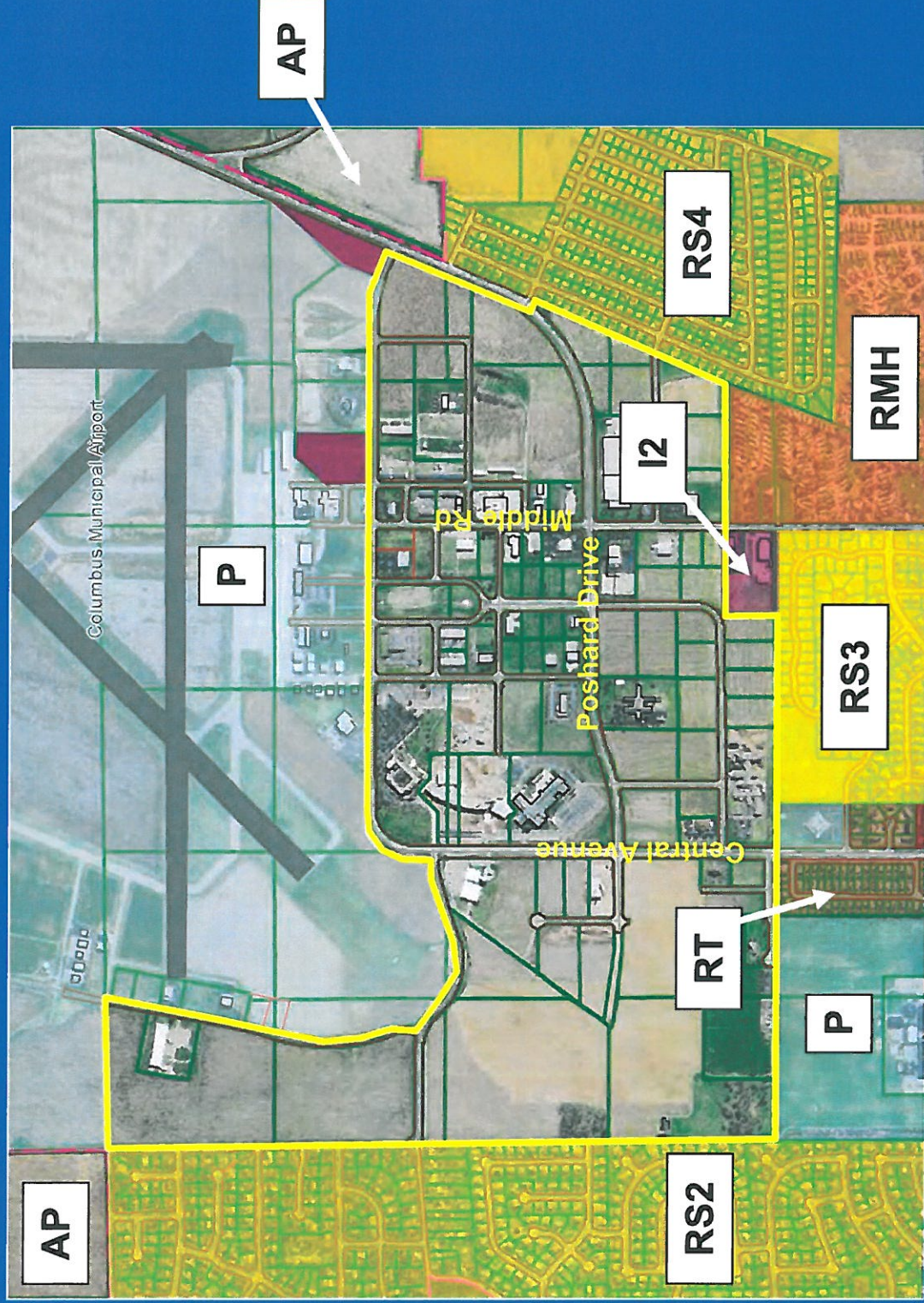
• Local Street – 10 feet	• Local Street – 10 feet
Minimum Side & Rear Setbacks: 10 feet.	Minimum Side & Rear Setbacks: 10 feet.
Maximum Building Height: Primary Structure - 50 feet. Accessory – 25 feet	Maximum Building Height: Primary Structure - 35 feet. Accessory – 35 feet
Maximum Primary Structures: Multi-family residential developments with coordinated parking and pedestrian systems may have unlimited structures on any one lot.	Maximum Primary Structures: Medical Centers, office complexes and other such developments with coordinated parking and pedestrian systems may have unlimited structures on any one lot.
Parking Requirements: 1.5 spaces per dwelling unit plus 1 per each non-resident employee plus 1 per every 6 persons in any accessory community center, meeting hall, or similar facility.	Parking Requirements: Parking for the uses on each lot are to meet the non-residential standards of Zoning Ordinance Section 7.1. with the following exceptions: Higher-education campus to participate in an off-site parking arrangement by which parking spaces are calculated based on a shared campus area as a whole, rather than separately for each lot.

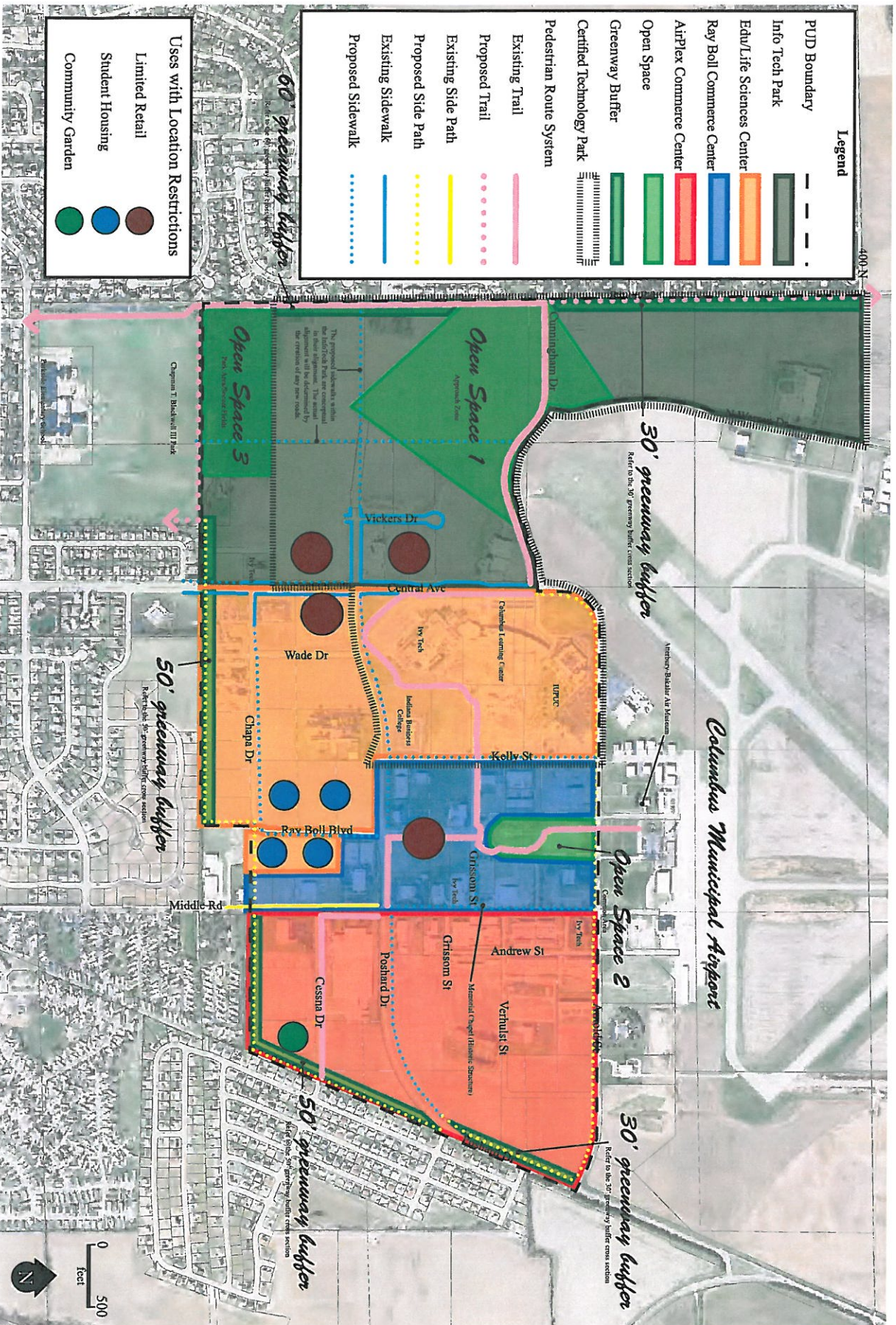
2. Landscaping Standards for the Airpark are similar to the standards of the current Zoning Ordinance. However, since the airpark uses were previously commercial or industrial standards there was not a buffering component required outside of buffering between the perimeter of the PUD and the adjoining residential properties. The area where student housing is proposed abuts industrial uses and, if located elsewhere in the community, buffering would be required under Zoning Ordinance Section 8.2.
3. The current lighting and sign standards for the AirPark PUD are comparable to the standards of the Zoning Ordinance.
4. The provided definition for student house states: *Multi-tenant, shared-space housing that is transient in nature via short term (<1 yr) lease agreements. Such Housing is intended only for use by those enrolled in institution of higher education.* This definition does not define from which institutions students will be eligible for housing. Does this apply only to AirPark institutions, or to institutions in the City of Columbus, or students who attend institutions in surrounding communities?
5. The student housing definition does not state whether the housing will include special services such as food service, limited retail, recreational facilities, conference, study, computer lab facilities, or laundry facilities and whether those services are available to the public who are not residents. The Airport Board has stated that they would like to add clubhouse, fitness center and laundry facilities restricted to residents to the definition. They also state that if other amenities are provided by a developer they will be restricted to residents of the student housing as well.
6. The Airport Board has stated that the apartment layout will differ from traditional multi-family layouts because the units will have four bedrooms and potentially each tenant would likely have an automobile, so parking counts would be higher than traditional multi-family needs.
7. The total number of units initially proposed is between 25 and 31 which will translate to between 100 and 124 beds.
8. Student housing typically has more individuals who ride bicycles. The bicycle parking space per PUD requirements would be zero bicycle spaces for a parking lot of less than 25 spaces, 2 spaces for a parking lot of 26 – 250 spaces, and 4 spaces for parking lots over 250 spaces.
9. The AirPark Street System Plan show future sidewalks along Ray Boll Boulevard and Chappa Drive in the area where the student housing is proposed. Sidewalks would be required as part of the development on the student housing site. The Airport Board has provided a plan showing a an 8 foot

side path along the east side of Ray Boll Boulevard and crossing Poshard Drive and connecting to an existing trail. This trail connects to Middle Road and the ColumBUS bus stop. The Airport Board has also provided a plan showing 8 foot side path along the south side of Poshard Drive to the intersection of Kelly Street and then crossing to connect to a 8 foot side path to be constructed going north along the west side of Kelly Street to the Advanced Manufacturing Center of Excellence. The plan also shows a side path along the north side of Poshard Drive connecting to the People Trail on the south side of the Ivy Tech Building.

10. There are no details of how students could walk from the housing area to the future retail locations on the west side of Central Avenue.
11. Limited retail facilities are defined in the PUD as a book store, office supply, mail shipping service facility, coffee shop, convenience market, and restaurants. The limited retail facilities that are requested as conditional uses in the InfoTech Park area are coffee shop, convenience market, and restaurant.

Columbus AirPark PUD & Surrounding Zoning





Proposed Development Plan

Table 2: Columbus AirPark Schedule of Uses
(Proposed changes shown in red.)

Columbus Airpark: Schedule of Uses				
Use	Area			
	Info Tech Park	Edu/Life Sciences Center	Ray Boll Commerce Center	AirPlex Commerce Center
Technology				
Research and Development	P	P	P	P
Programming Facility	P			
Health Services Facility		P		
Technical Support Facilities				
Office	P	C	P	C
Resource Information Center	P	P		
Educational				
University/College Classrooms	C	P	C	C
University/College Research Facility	C	P	C	C
Learning Center		P		
Library	C	P		
Student Housing*		P*		
Government/Public				
Office Building			P	
Emergency Response Facility				P
Public Safety Training Facility				P
Light Industrial				
Contacting Office			C	P
Manufacturing, Light			C	P
Fabrication			C	P
Manufacturing Supplies				P
Warehousing			C	P
Distribution Facility				P
Freight Consolidation/Forwarders				P
Foreign Trade Zone				P
Commercial				
Paint Shop				C
Limited Retail Facilities*				
Book Store*		C*		
Office Supply*		C*		
Mail/Shipping Service Facility*			C*	P*
Coffee Shop*	C*	C*	P*	
Convenience Market*	C*	C*	P*	
Restaurants*	C*	C*	P*	
Other				
Parking Lot	P	P	P	P
Helipad		C		
Parking Lot	P	P	P	
Agriculture, Crop Production	P	P	P	P
Community Garden*				P*

P = Permitted Use

C = Conditional Use

* = Where specifically indicated on the Development Plan. See also any supplemental development standards for specific uses provided by Section V(B)(7)

ORDINANCE NO. __, 2013

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FOR THE BUDGET YEAR 2013**

WHEREAS, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

WHEREAS, it is desire of the City to address various needs of the City including the purchase of fire apparatus, the purchase of fire radios, facility maintenance and asset preservation, and the completion of the roof project at Hamilton Center; and

WHEREAS, it is necessary to appropriate additional funds from the General Fund in the amount of \$1,250,000 for the cost of the purchase of two pieces of fire apparatus;

WHEREAS, it is necessary to appropriate additional funds from the General Fund in the amount of \$185,000 for the purchase of fire radios;

WHEREAS, it is necessary to appropriate additional funds from the General Fund in the amount of \$250,000 for facility maintenance and asset preservation at all fire stations, City Hall and Animal Care Services;

WHEREAS, it is necessary to appropriate additional funds from the General Fund in the amount of \$400,000 for the cost of the completion of the roof project at Hamilton Center;

WHEREAS, it is necessary to appropriate additional funds from the General Fund in the amount of \$62,000 for the cost of the purchasing two vehicles for the Parks Department; and

WHEREAS, there are additional funds in the amount of \$2,147,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that the funds in the amount of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000.00) shall be paid during the 2013 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purposes of purchasing two pieces of fire apparatus.

BE IT FURTHER ORDAINED, that the funds in the amount of One Hundred Eighty-Five Thousand Dollars (\$185,000.00) shall be paid during the 2013 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purposes of purchasing fire radios.

BE IT FURTHER ORDAINED, that the funds in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) shall be paid during the 2013 budget year and the same is

hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purposes of facility maintenance and asset preservation at all fire stations, City Hall and Animal Care Services.

BE IT FURTHER ORDAINED, that the funds in the amount of Four Hundred Thousand Dollars (\$400,000.00) shall be paid during the 2013 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the completion of the roof project at Hamilton Center.

BE IT FURTHER ORDAINED, that the funds in the amount of Sixty-Two Thousand Dollars (\$62,000.00) shall be paid during the 2013 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purchase of two vehicles for the Parks Department.

BE IT FURTHER ORDAINED, that the above additional appropriations shall be effective as of the date of adoption of this Ordinance.

BE IT FURTHER ORDAINED, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2013 at _____ o'clock P.M. by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the ____ day of _____, 2013 at _____ o'clock P.M.

Kristen Brown
Mayor, City of Columbus, Indiana

MEMORANDUM

TO: Members of the Common Council
FROM: Chris Schilling, Community Development
RE: Tax Abatement Request for Lindal North America, Inc.
DATE: May 28, 2013

The following tax abatement request will be presented to Council at its Tuesday, June 4, 2013, meeting at 6:00 p.m.:

Lindal North America, Inc. is requesting tax abatement on personal property at its existing plant located at 4775 Progress Drive.

Lindal North America, Inc., a manufacturer of aerosol valve and actuators, is planning an investment of _____ in new manufacturing equipment. Lindal North America, Inc. is located in a previously designated Economic Revitalization Area and has previously received tax abatements from the City of Columbus.

As a result of this expansion, **Lindal North America, Inc.** will retain 48 jobs, and will add 20 new jobs.

Should you have any questions, please contact me at the Community Development Office at (812) 376-2520.

Attachments

**STATEMENT OF BENEFITS****PERSONAL PROPERTY**

EXHIBIT A

State Form 51784 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP**PRIVACY NOTICE**

The cost and any specific individuals salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. Projects planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment **BEFORE** a deduction may be approved.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer LINDAL NORTH AMERICA, INC.									
Address of taxpayer (street and number, city, state, ZIP code) 4775 PROGRESS DRIVE COLUMBUS IN 47201									
Name of contact person RICHARD TRACY		Telephone number 812-657-7142							
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body COLUMBUS CITY COUNCIL		Resolution number (s)							
Location of property 4775 PROGRESS DRIVE COLUMBUS IN 47201		County Bartholomew	DLFG taxing district number 03005						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment (use additional sheets if necessary) ADD NEW BAG ON VALVE MACHINE, TWO MOLDING PRESSES FOR NEW ACTUATORS, CAPPING, MOLDING, AND ASSEMBLY EQUIPMENT AND NASAL ACTUATOR MOLDING AND ASSEMBLY.		ESTIMATED							
		Start Date	Completion Date						
		Manufacturing Equipment	05/31/2013 08/01/2013						
		R & D Equipment	/ / / /						
		Logist Dist Equipment *	/ / / /						
IT Equipment *		/ / / /							
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 48	Salaries 1,866,956	Number retained 48	Salaries 1,866,956	Number additional 20	Salaries 900,000				
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		Manufacturing Equipment		R & D Equipment		Logist Dist Equipment *		IT Equipment *	
		Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values									
Plus estimated values of proposed project									
Less values of any property being replaced									
Net estimate values upon completion of project									
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)							
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 		Title Controller	Date signed (month, day, year) 05/16/13						

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution passed under IC 6-1-1-12 1-2 5 provides for the following limitations as authorized under IC 6-1-1-12 1-2

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|---|-----------------------------|
| 1. Installation of new manufacturing equipment: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to _____ cost with an assessed value of \$ _____

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000 is allowed for:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> 1 year | <input type="checkbox"/> 6 years |
| <input type="checkbox"/> 2 years | <input type="checkbox"/> 7 years |
| <input type="checkbox"/> 3 years | <input type="checkbox"/> 8 years |
| <input type="checkbox"/> 4 years | <input type="checkbox"/> 9 years |
| <input type="checkbox"/> 5 years ** | <input checked="" type="checkbox"/> 10 years ** |

** For ERA's established prior to July 1, 2000 only a 5 or 10 year schedule may be deducted.

I. Did the designating body adopt an alternative deduction schedule per IC 6-1-1-12 1-17? ☐ Yes ☒ No
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member)	Telephone number	Date signed (month day year)
Attested by	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1-1-12 1-4 5.

RESOLUTION NO. ____, 2013

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

Lindal North America, Inc.

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 13-2008 by the Common Council, which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal property in an area previously designated as an ERA; and

WHEREAS, **Lindal North America, Inc.** filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated May 15, 16 & 21, requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new manufacturing equipment, at a facility located at 4775 Progress Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.*, a deduction allowed for the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **Lindal North America, Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Lindal North America, Inc.** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated cost of the installation of new manufacturing equipment is reasonable for this type of project and equipment; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. **Lindal North America, Inc.'s** project represents a major capital investment into the improvement of personal property, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.* shall be allowed for _____ years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the personal property tax abatement of **Lindal North America, Inc.**

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of June 2013, by a vote of ____ ayes and ____ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day of June 2013 at ____ o'clock ____ .M.

Clerk-Treasurer

Approved and signed by me this ____ day of June 2013, at ____ o'clock ____ .M.

Mayor of the City of
Columbus, Indiana

MEMORANDUM

TO: Members of the Common Council
FROM: Chris Schilling, Community Development
RE: Tax Abatement Request for Rightway Fasteners, Inc.
DATE: May 28, 2013

The following tax abatement request will be presented to Council at its Tuesday, June 4, 2013, meeting at 6:00 p.m.:

Rightway Fasteners, Inc. is requesting tax abatement on personal property at its existing plant located at 7945 S. International Drive.

Rightway Fasteners, Inc., a manufacturer of specialty fasteners primarily for the automotive industry, is planning a investment in new cold forging machines, thread rolling machine and heat treatment furnace to respond to an increase in production volume. Rightway Fasteners, Inc. is located in a previously designated Economic Revitalization Area and has previously received tax abatements from the City of Columbus.

As a result of this expansion, **Rightway Fasteners, Inc.** will retain 278 jobs, and will add 5 new jobs.

Should you have any questions, please contact me at the Community Development Office at (812) 376-2520.

Attachments



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer RIGHTWAY FASTENERS, INC.								
Address of taxpayer (number and street, city, state, and ZIP code) 7945 SOUTH INTERNATIONAL DRIVE, COLUMBUS, IN 47201								
Name of contact person TAMON KAKUMA				Telephone number (812) 342-2700				
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body COMMON COUNCIL OF THE CITY OF COLUMBUS				Resolution number (s)				
Location of property 7945 S INTERNATIONAL DRIVE		County BARTHOLOMEW		DLGF taxing district number 03021				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary) THREAD ROLLING MACHINE, COLD FORGING MACHINES, AND HEAT TREATMENT FURNACE				ESTIMATED				
				START DATE		COMPLETION DATE		
				Manufacturing Equipment		07/01/2013	03/31/2014	
				R & D Equipment				
				Logist Dist Equipment				
IT Equipment								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 278	Salaries 10,750,000.00	Number retained 278	Salaries 10,750,000.00	Number additional 5	Salaries 104,000.00			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	Current values	10,302,564.00						
	Plus estimated values of proposed project	900,000.00						
	Less values of any property being replaced							
	Net estimated values upon completion of project	11,202,564.00						
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)						
Other benefits								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative Tamon K		Title Controller		Date signed (month, day, year) May 10, 2013				

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1-1-12.1-2.5, provides for the following limitations as authorized under IC 6-1-1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment:

☒ Yes ☐ No

2. Installation of new research and development equipment:

☐ Yes ☐ No

3. Installation of new logistical distribution equipment:

☐ Yes ☐ No

4. Installation of new information technology equipment:

☐ Yes ☐ No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

☐ 1 year

☐ 6 years

** For ERA's established prior to July 1, 2000 only a

☐ 2 years

☐ 7 years

5 or 10 year schedule may be deducted.

☐ 3 years

☐ 8 years

☐ 4 years

☐ 9 years

☐ 5 years **

☒ 10 years **

I. Did the designating body adopt an alternative deduction schedule per IC 6-1-1-12.1-17? ☐ Yes ☒ No
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

Telephone number
()

Date signed (month day year)

Attested by

Designated body

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1-1-12.1-4.5.

RESOLUTION NO. ____, 2013

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

Rightway Fasteners, Inc.

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 22-1990 by the Common Council, which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal property in an area previously designated as an ERA; and

WHEREAS, **Rightway Fasteners, Inc.** filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated April 22 and 23 and May 10, 2013, requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new manufacturing equipment, at a facility located at 7945 S. International Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.*, a deduction allowed for the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **Rightway Fasteners, Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Rightway Fasteners, Inc.** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated cost of the installation of new manufacturing equipment is reasonable for this type of project and equipment; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. **Rightway Fasteners, Inc.**'s project represents a major capital investment into the improvement of personal property, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.* shall be allowed for _____ years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the personal property tax abatement of **Rightway Fasteners, Inc.**

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of June 2013, by a vote of ____ ayes and ____ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day of June 2013 at ____ o'clock ____ .M.

Clerk-Treasurer

Approved and signed by me this ____ day of June 2013, at ____ o'clock ____ .M.

Mayor of the City of
Columbus, Indiana

RESOLUTION NO. _____, 2013

**A RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF COLUMBUS TO AMEND SPECIFIC CAPITAL IMPROVEMENT
PROJECTS AS THE AMENDED 2013 CAPITAL BUDGET**

WHEREAS, on October 2, 2012, the Common Council of the City of Columbus (the "Council") adopted Ordinance 34-2012 approving Appropriations and Tax Rates for 2013 (the "2013 Budget");

WHEREAS, pursuant to Columbus City Ordinance 3.08.030 and 3.08.040, the Mayor after receiving input from the City's Capital Improvements' Committee put forth a Capital Budget for 2013 by designating the projects, an estimated cost, and the source from which funds are available;

WHEREAS, the Council previously designated specific capital improvement projects as the Capital Budget for 2013;

WHEREAS, certain conditions have arisen which require the amendment of the specific capital improvement projects of the Capital Budget for 2013;

WHEREAS, the Council desires to designate the specific capital improvements projects in description and amount as designated and set forth on attached **Exhibit "A"** as the Amended Capital Budget for 2013;

WHEREAS, the Council recognizes that the individual project costs set forth in **Exhibit "A"** are estimates only and shall not serve as a cap on the individual project should actual project costs be higher than originally estimated;

WHEREAS, the Council recognizes that the Amended Capital Budget for 2013 is subject to available appropriations whether as part of the 2013 Budget or required additional appropriations where necessary; and

WHEREAS, the Amended Capital Budget for 2013 as set forth in **Exhibit "A"** shall be considered an addendum to the 2013 Budget pursuant to Columbus City Ordinance 3.08.030.

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT the capital improvement projects included in **Exhibit "A"** in description and amount are hereby adopted as the Amended Capital Budget for 2013 pursuant to Columbus City Ordinance 3.08.030 and considered an addendum to the 2013 Budget.

NOW THEREFORE BE IT FURTHER RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT additional approval from Council for any of the capital improvement projects is required should the actual cost of that specific project exceed the greater of i) 10% of the estimated project cost as set forth in **Exhibit "A"** or ii) \$5,000.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on
this the ____ day of _____, 2013, by a vote of ____ ayes and ____ nays.

Kristen S. Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of _____, 2013 at _____ o'clock _____M.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ____ day of _____, 2013, at
_____ o'clock ____M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

Exhibit "A"

2013 Amended Capital Improvements Project List - June 4, 2013

EDIT

EDIT Bond Debt Service	\$	718,760
Police Vehicles and cameras	\$	449,000
Fire SCBA	\$	275,000
Fire Dept staff vehicle	\$	20,000
Fire Dept staff vehicle (SUV)	\$	30,000
Firehouse software upgrade	\$	12,500
Fire Department Personnel Computers	\$	7,500
Fire Department Generators (4)	\$	205,000
	\$	1,442,760

Riverboat Fund

Finance Software	\$	300,000
	\$	300,000

Cumulative Capital Improvement Fund

Police Software Maintenance	\$	78,000
Animal Care Vehicles	\$	22,500
Facility Maint (for City Hall, Fire Stations and Animal Care)	\$	11,500
	\$	112,000

General Fund Capital Improvement

Police vehicle lease	\$	216,496
Automated totter truck	\$	270,000
Tandem axle truck with snow plow	\$	160,000
Single axle truck with snow plow	\$	150,000
Pick up truck (4 wheel drive)	\$	30,000
Street sweeper	\$	180,000
Excavator	\$	65,000
Trailer	\$	10,000
Vibratory plate/compactor/roller	\$	30,000
Fork lift	\$	35,000
Pressure washer	\$	25,000
Animal Care Vehicle	\$	21,500
Animal Care Laptops and Software	\$	17,000
Facility Maint (for City Hall, Fire Stations and Animal Care)	\$	142,854
Miscellaneous (small capital expenditures)	\$	75,000
	\$	1,427,850
	\$	392,854 (-\$250k)
	\$	1,077,850

Cumulative Capital Development Fund

FFY Lease Payment	\$	350,000
Engineering Traffic Signs and Signals	\$	100,000
Engineering Sidewalk Improvements	\$	60,000
Engineering Streetlights	\$	50,000
Parks Prior Year Lease Payments	\$	86,600
Traffic Broom Bobcat	\$	10,000

Exhibit "A"

Traffic Utility Vehicle	\$	25,000
MVH 2 Ton Flat Bed	\$	85,000
Brush chipper	\$	50,000
	\$	816,600

Transit Budget (est. costs reflect the City's portion only)

Software	\$	12,000
Para-transit Bus	\$	12,000
Bus	\$	24,800
	\$	48,800

Fire Cumulative Capital Fund (would require add approp)

Fire Radio System	\$	256,000
	\$	256,000

General Fund (State Error money-would require add approp)

Parks:

Aerator	\$	30,000
Tractor-Loader	\$	40,000
Utility Vehicle	\$	15,000
Floor Scrubber	\$	7,000
16' Mower	\$	77,000
Walker	\$	9,500
SUV Vehicle	\$	32,000
Pickup truck	\$	30,000
Chipper	\$	25,000
Ice Resurfacer, Electric	\$	155,000
(2) 3/4 ton pick up	\$	60,000
Trini Mower	\$	22,000
Trailer (20 ft flat)	\$	6,000
Topliner	\$	18,000
Hamilton Center Roof (remaining balance)	\$	400,000

Fire:

Engine 4	\$	650,000	\$	750,000
Training grounds improvement	\$	100,000		
Fire Radio System	\$	185,000		
Engine 3	\$	500,000		
	\$	1,276,500	\$	2,461,500

Thoroughfare Fund

200 South	\$	892,010
Carr Hill Road (I65 to Terrace Lake Road)	\$	590,000
City Share of collectors	\$	300,000
Misc Pedestrian Crossings	\$	97,500
	\$	1,879,510

ORDINANCE NO. __, 2013

**AN ORDINANCE ESTABLISHING A CUMULATIVE CAPITAL FUND
PURSUANT TO INDIANA CODE 36-9-15.5**

WHEREAS, the City of Columbus has previously established a Cumulative Capital Fund and a corresponding rate pursuant to Indiana Code 36-9-15.5 at some point previously;

WHEREAS, the Cumulative Capital Fund Rate has trended below the maximum allowable by state law and the 2013 rate is currently \$0.0346 per \$100 assessed value; and

WHEREAS, the Common Council of the City of Columbus (the "Council") desires to reestablish the Cumulative Capital Fund and its corresponding rate to \$0.05 per \$100 assessed value.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that a need now exists for the establishment of a Cumulative Capital Fund for all uses as set out in Indiana Code 36-9-15.5.

BE IT FURTHER ORDAINED, that the Council will adhere to the provisions of Indiana Code 36-9-15.5. The proposed fund will not exceed \$0.05 on each \$100 of assessed valuation and said tax rate will be levied beginning with taxes for 2013 payable 2014.

BE IT FURTHER ORDAINED, that the proofs of publication of the public hearing held on the 4th day of June, 2013, and a certified copy of this Ordinance be submitted to the Department of Local Government Finance of the State of Indiana as provided by law. Said Cumulative Fund is subject to the approval of the Department of Local Government Finance.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2013 at _____ o'clock P.M. by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the ____ day of _____, 2013 at _____ o'clock P.M.

Kristen Brown
Mayor, City of Columbus, Indiana